

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

72 Orchard Grove, Blackburn South Vic 3130

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,075,000

&

\$1,175,000

Median sale price

Median price \$1,074,500

Property Type House

Suburb Blackburn South

Period - From 01/04/2019

to

31/03/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9 Dobell St BLACKBURN SOUTH 3130	\$1,215,000	14/03/2020
2	34 Drummond St BLACKBURN SOUTH 3130	\$1,207,000	18/03/2020
3	4 Pursell Av BLACKBURN SOUTH 3130	\$1,105,000	08/04/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/05/2020 06:56

72 Orchard Grove, Blackburn South Vic 3130



Stephen Le Get

9908 5700

0438 558 870

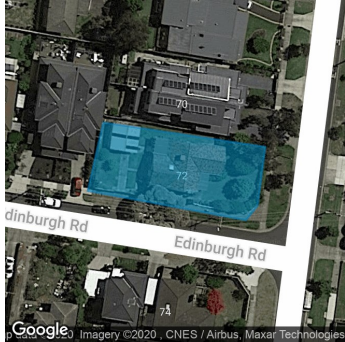
stephenleget@jellisrcraig.com.au

Indicative Selling Price

\$1,075,000 - \$1,175,000

Median House Price

Year ending March 2020: \$1,074,500



3 1 2

Property Type: House

Land Size: 623 sqm approx

Agent Comments

Comparable Properties

9 Dobell St BLACKBURN SOUTH 3130 (REI)

Agent Comments

2 1 2

Price: \$1,215,000

Method: Auction Sale

Date: 14/03/2020

Property Type: House (Res)

Land Size: 648 sqm approx



34 Drummond St BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 1

Price: \$1,207,000

Method: Sold Before Auction

Date: 18/03/2020

Property Type: House (Res)

Land Size: 714 sqm approx



4 Pursell Av BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 1 2

Price: \$1,105,000

Method: Private Sale

Date: 08/04/2020

Property Type: House

Land Size: 679 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.